083.0	0009	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	683,900	/	683,900
USE VALUE:	683,900	/	683,900
ASSESSED:	683,900	/	683,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CUBETA JAMES M & KATE H
Owner 2:	
Owner 3:	
Street 1:	31 NEWLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .107 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Asbestos Exterior and 1844 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4662.000	292,000		391,900	683,900
Total Card	0.107	292,000		391,900	683,900
Total Parcel	0.107	292,000		391,900	683,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.88 | /Parcel: 370.88

Legal Description

User Acct
52659
GIS Ref
GIS Ref
Insp Date
08/10/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 083.0-0009-0007.0

!6834!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	292,000	0	4,662.	391,900	683,900		Year end	12/23/2021
2021	101	FV	283,200	0	4,662.	391,900	675,100		Year End Roll	12/10/2020
2020	101	FV	283,300	0	4,662.	391,900	675,200	675,200	Year End Roll	12/18/2019
2019	101	FV	220,700	0	4,662.	386,300	607,000	607,000	Year End Roll	1/3/2019
2018	101	FV	221,200	0	4,662.	296,700	517,900	517,900	Year End Roll	12/20/2017
2017	101	FV	221,200	0	4,662.	279,900	501,100	501,100	Year End Roll	1/3/2017
2016	101	FV	221,200	0	4,662.	257,500	478,700	478,700	Year End	1/4/2016
2015	101	FV	208,900	0	4,662.	240,700	449,600	449,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:34:16

LAST REV

Date	Time
11/27/18	08:35:11
danam	

USER DEFINED

Prior Id # 1:	52659
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6834

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOTZ JEAN C	22923-593		2/19/1993		162,600	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/11/2018	1310	Re-Roof	13,931	C				
12/7/2016	1511	Porch	9,639	O				enclose rear porch
6/30/2016	909	New Wind	21,459					

ACTIVITY INFORMATION

Date	Result	By	Name
8/10/2018	Meas/Inspect	BS	Barbara S
2/25/2009	Measured	189	PATRIOT
1/18/2000	Mailer Sent		
1/18/2000	Measured	163	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4662		Sq. Ft.	Site		0	70.	1.20	6									391,902						391,900	

Total AC/HA:	0.10702	Total SF/SM:	4662	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	391,902	Spl Credit		Total:	391,900

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	5 - Asbestos
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	DK BLUE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.21941423
Const Adj.:	0.94040596
Adj $ / SQ:	154.811
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	423203
Depreciation:	131193
Depreciated Total:	292010

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 8	BRs: 4	Baths: 2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

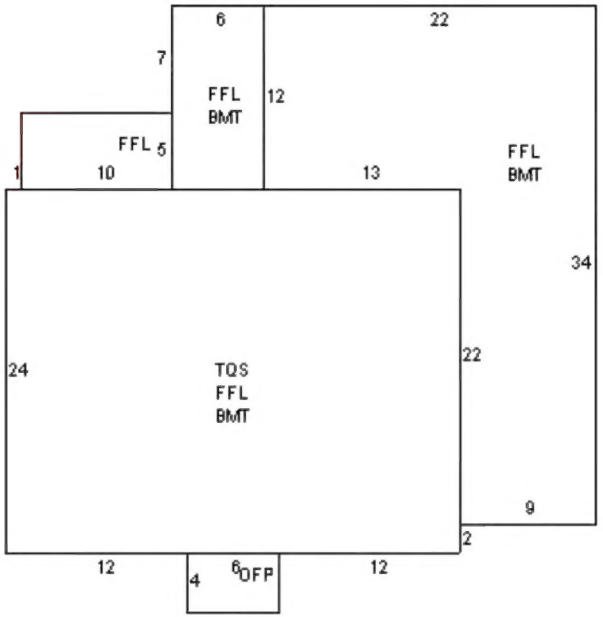
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	154.81
Special Features:	0	Val/Su Net:	93.53
Final Total:	292000	Val/Su SzAd	158.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,304	154.810	201,873
BMT	Basement	1,254	46.440	58,240
TQS	3/4 Story	540	154.810	83,598
OFP	Open Porch	24	41.380	993

Net Sketched Area:	3,122			Total:	344,704
Size Ad	1844	Gross Area	3302	FinArea	1844

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0009-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: